

**TOWN PLAN AND ZONING  
COMMISSION**

Issued: January 9, 2019

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
MONDAY, JANUARY 7, 2019  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

**DRAFT MINUTES**

**ATTENDANCE:** Chair: Kevin Ahern; Vice Chair: Kevin Prestage; Commissioners: John O'Donnell, Michele Maresca, Liz Gillette; Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner; Pat Alair, Corporation Counsel; Gina M. Varano, Assistant Corporation Counsel

**ABSENT:** Alternates: Gordon Binkhorst, Andrea Gomes, Ryan Langan

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

**MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.**

**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, December 3, 2018  
*Motion/Gillette; Second/Prestage; Vote 3-0 (Ahern, Prestage, Gillette)*

**COMMUNICATIONS:**

- 2a. **TPZ / IWWA 2018 Annual Report** – Communication from the TPZ/IWWA on the Draft 2018 Annual Report of activities of the Commission/Agency to the Town Council. *Received.*
- 2b. **56 Hunter Drive-** Applications (IWW #1093 and IWW #1094), request by David Whitney, P.E., on behalf of Taylor and Paige Scyocurka (R.O.), to open and immediately continue the public hearing without testimony to the February 4, 2019 meeting. *Received.*

**NEW BUSINESS:**

4. **1445-1459 New Britain Avenue (Edge Fitness Club)-** Application (SUP #1332) of FW-CT-Corbins Corner Shopping Center, LLC (R.O.) (Robin Pearson, Attorney) requesting Special Use Permit approval pursuant to Section 177-37.1 to permit 24 hour of operation a proposed personal service establishment known as Edge Fitness Club. (Submitted for TPZ receipt on January 7, 2019. Suggest required public hearing be scheduled for February 4, 2019.)



TOWN OF WEST HARTFORD

**TOWN OF WEST HARTFORD**  
50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2431  
(860) 561-7555 FAX: (860) 561-7504  
[www.westhartfordCT.gov](http://www.westhartfordCT.gov)

*An equal Opportunity/Affirmative Action Employer*

*Required public hearing scheduled for February 4, 2019. Motion/Maresca; Second/O'Donnell; Vote 5-0.*

**OLD BUSINESS:**

5. **27 Park Road and 14 Ringgold Street** - Application (IWW #1090) of Lex-Laz West Hartford, LLC (Contract Purchaser) (Robin Pearson, Attorney) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities in close proximity to and within an upland review area. The applicant contemplates the redevelopment of the Sisters of Saint Joseph site to construct a new residential multifamily apartment building along with associated parking, site grading, drainage, and landscape improvements. (Submitted for IWWA receipt on November 7, 2018. Determined to be potentially significant and scheduled for public hearing on December 3, 2018. Per applicant's request, hearing opened and immediately continued to January 7, 2019.) *Approved with conditions. Motion/Prestage; Second/Gillette; Vote 4-0*
6. **56 Hunter Drive-** Application (IWW #1093) of David Whitney, P.E. on behalf of Taylor and Paige Scyocurka (R.O.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on November 7, 2018. Required public hearing scheduled for January 7, 2019. *Note: Per communication item #3, applicant has requested that the hearing be opened and immediately continued without testimony to February 4, 2019.*) *Per applicant's request, public hearing opened and immediately continued to February 4, 2019. Motion/Maresca; Second/Gillette; Vote 4-0.*
7. **56 Hunter Drive-** Application (IWW #1094) of David Whitney, P.E. on behalf of Taylor and Paige Scyocurka (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to demolish the existing residence, construct a new approximately 3,484 s.f. single-family dwelling with attached garage and perform associated site improvements, including an in-ground pool all within the upland review area. (Submitted for IWWA receipt on November 7, 2018. Determined to be potentially significant and set for public hearing on January 7, 2019. *Note: Per communication item #3, applicant has requested that the hearing be opened and immediately continued without testimony to February 4, 2019.*) *Per applicant's request, public hearing opened and immediately continued to February 4, 2019. Motion/Maresca; Second/Gillette; Vote 4-0.*

**TOWN COUNCIL REFERRALS:**

8. **27 Park Road and 14 Ringgold Street-** Application on behalf of LEX-LAZ West Hartford, LLC, to amend Special Development District #145 to redevelop the site at 27 Park Road and 14 Ringgold Street to construct a new building and renovate portions of the existing buildings,

along with associated parking, site amenities, grading, drainage, and landscape improvements to accommodate 294 new apartments and maintain the existing 36 residential units for the Sisters of Saint Joseph. (Town Council receipt on November 13, 2018. TPZ receipt on January 7, 2019. Town Council public hearing scheduled for January 8, 2019.) ***Recommend APPROVAL. Motion/Maresca; Second/Prestage; Vote 4-0.***

9. **Ordinance Permitting Accessory Apartments in One-Family Residence Districts-** (Town Council receipt on December 11, 2018. TPZ receipt on January 7, 2019. Town Council public hearing scheduled for January 22, 2019.) ***Motion to recommend approval FAILED. Motion/Prestage; Second/O'Donnell; Vote 0-5. Motion made to recommend addressing this item in POCD APPROVED. Motion/Prestage; Second/O'Donnell; Vote 5-0.***

## **TOWN PLANNER'S REPORT:**

### **INFORMATION ITEMS:**

10. **567 Fern Sreet - Fernridge Park** – Notification of emergency wall repair for collapsing wall along Trout Brook.

### **REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Regular Meeting, Monday, February 4, 2019 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, March 4, 2019 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, April 1, 2019 @7:00 P.M.

***“Any individual with a disability who needs special assistance to participate in the meeting should contact Suzanne Oslander, Department of Social Services, 860.561.7580, seven days prior to the meeting.”***

U: shareddocs/TPZ/Agenda/2019/January 7